

PLAN STATEMENTS – REDEVELOPMENT SITES

(10.19.2011)

Redevelopment Sites

1. There should be some additional private development on Alexandria's waterfront.
2. A plan should not decrease existing development rights of private property.
3. Current guidelines for redevelopment (existing small area plans, zoning ordinance, etc.) are not sufficient to ensure that the public's goals for architecture and site design, land use, historic preservation, public art, public spaces, and other public benefits are met.
4. Even small amounts of increased density on redevelopment sites should be balanced by increased amenities and benefits and additional zoning controls.
5. Uses on redevelopment sites that face public space should be compatible with such space anticipating that it will be active and publicly accessible public space.
6. Boutique hotels (hotels limited to 150 rooms) should be added to the list of land uses permitted in the W-1 zone with a special use permit.
7. The heights on redevelopment sites should not exceed the existing height district limits.
8. Architecture and site design should be contemporary design inspired by historic precedent while maintaining compatibility with nearby neighborhoods.
9. New development should make significant contributions to on-site and off-site public amenities, including parks, streetscapes, other public spaces, and art and history elements of the plan.
10. Parking for new buildings should be accommodated on site and below grade.